

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY OF DISCUSSION OF A REGULAR MEETING OF THE **CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE** OF THE TOWN OF LOS GATOS FOR DECEMBER 9, 2009, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 4:30 P.M. by Mayor McNutt.

**ATTENDANCE**

Members Present: Diane McNutt, Barbara Spector, and Marico Sayoc

Members Absent: Phil Micciche and Joanne Talesfore

Staff Present: Sandy Baily, Acting Assistant Director of Community Development;  
Suzanne Davis, Associate Planner

ITEM 1: 16213 Los Gatos Boulevard  
CDAC Application CD-09-04

Requesting consideration of conceptual plans for a new commercial building with four residential units and 41 single-family and duet units on property zoned CH. APNs 529-18-031 and 055.

PROPERTY OWNER: Margaret R. Bishop  
APPLICANT: Santa Clara Development Co.

**Comments:**

Mark Robson, Santa Clara Development, presented the project. The mixed use building proposed for the corner of Los Gatos Blvd. and Roberts Road would be a landmark signature and would create identity. The building would include 3,000 square feet of retail with four rental units above. The remainder of the site would be developed with 41 single family homes ranging from 1200 to 2100 square feet. The corner building is about 48 feet at the highest point and the remainder of the project is 340 feet high. All buildings would be three-stories. Courts and walkways connect the homes to the retail building. This is an opportunity to provide more affordable housing in Town. There are three gathering places included in the project. The site is within walking distance of two elementary schools and the middle school and would provide a transition from commercial to residential. The ratio of residential versus retail is driven by the market and a pattern of matching up with existing development.


Committee comments:

- Mixed use and the feature at the northeast corner are desirable components
- Retail component makes sense given the location
- Attractive design for the landmark building

- Unsure if a corner landmark building is appropriate for this location
- Concerned about proposed building heights, particularly that of the mixed use building (don't see justification for exceeding 35-foot height limit)
- Proposed building heights are not compatible with surrounding development (most of the neighborhood has low profile building)
- Traffic should be evaluated for afternoon periods when schools are getting out
- The project will contribute to a cumulative traffic impact on Los Gatos Blvd.
- There are parking issues in the surrounding neighborhood
- Density is a concern
- The Town is contemplating placing an overlay housing zone on the property that will require a specified percentage of housing to be affordable units (likely 40 to 60%)
- Need more information on the percentage of commercial versus housing
- Project would need to be evaluated for its impact on schools

ADJOURNMENT Meeting adjourned at 5:15 p.m. The next regular meeting of the Conceptual Development Advisory Committee is Wednesday, January 13, 2010.

Prepared by:



Sandy L. Baily  
Acting Assistant Community Development Director

cc: Planning Commission Chair